

FISCAL NOTE

SB 761 - HB 937

February 21, 2003

SUMMARY OF BILL: Specifies that an assessor shall not assign any value to low-income housing tax credits awarded to a property as long as the property is set aside for low-income use, available only to low-income individuals at reduced rent levels.

ESTIMATED FISCAL IMPACT:

Decrease Local Govt. Revenues - Exceeds \$4,000,000

Estimate assumes:

- provisions affect all jurisdictions with LIHTC properties.
- only restricted rental income can be considered in assessing such properties resulting in assessments at less than market value.
- approximately 15,000 affected units with an average appraisal reduction of \$20,000 per unit.
- property assessed at 40% of new value.
- estimate is based on a \$3.75 per hundred combined county and city tax rate.

CERTIFICATION:

This is to duly certify that the information contained herein is true and correct to the best of my knowledge.



James A. Davenport, Executive Director